

CITY OF MONROE
RECEIVED

SEP 21 2010

COMMUNITY DEVELOPMENT

September 21, 2010

Chairman Demarest
Commissioner Kamp
Commissioner Kristiansen

Commissioner Loots
Commissioner Philip
Commissioner Rodland

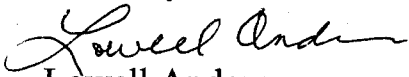
RE: Comprehensive Plan Amendment (CPA2011-01)

Subject: Five additional submittals – To Planning Commission

This is a request to add five additional items to documents submitted September 13, 2010 in your possession.

- 1.) Picture of flooded area November 1990
- 2.) Surface Water Management Map
- 3.) Topographical Survey Sheet 1 of 1 dated 5/25/99
- 4.) Notes Sheet 1 of 3 Mead Gilman & Associates dated 4-30-03
- 5.) Short Plat Sheet 3 of 3 Mead Gilman & Associates dated 4-30-03

Sincerely,



Lowell Anderson
129 E. Rivmont Drive
Monroe, WA 98272

CITY OF MONROE
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COMMUNITY DEVELOPMENT



November 1990
picture taken from Rivmont Dr.

REFERENCE 4-C

HERITAGE BAPTIST
FELLOWSHIP
PO BOX 1090
MONROE, WA 98272

NOTES

1. ALL AREAS IDENTIFIED AS NATIVE GROWTH PROTECTION AREAS (NGPA) SHALL REMAIN UNDISTURBED IN PERPETUITY. NO FILLING, GRADING OR CONSTRUCTION ARE PERMITTED WITHIN THESE AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT.
2. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE SET WITH CONSTRUCTION DRAWINGS.
3. LEGAL DESCRIPTIONS FOR EASEMENTS:
 - A. ACCESS AND UTILITIES WILL FOLLOW THE 90 FEET ADJACENT TO THE SOUTH BOUNDARY OF LOTS 1, 2 AND 4 AND THE SOUTH 90 FEET OF THE ACCESS PORTION OF LOT 3.
 - B. AN UTILITY EASEMENT IS THE 50 FEET ADJACENT TO THE EAST BOUNDARY OF LOTS 3 AND 4.
4. SUBJECT TO TWO EASEMENTS TO PUGET SOUND POWER AND LIGHT FOR ELECTRICAL TRANSMISSION UNDER RECORDING NUMBERS 624046 AND 624047. THE LEGAL DESCRIPTION CONTAINED IN THE EASEMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE SITE.
5. SUBJECT TO AN EASEMENT FOR WATERLINE UNDER RECORDING NUMBER 1306863. THIS EASEMENT SEEMS TO AFFECT THE PROPERTY NOW PLATTED AS RIVMONT HEIGHTS DIV. 1 AND 2. HOWEVER, A PORTION MAY LIE ALONG THE NORTHERLY PROPERTY LINE OF THE SITE.
6. SUBJECT TO THE RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY AS CONVEYED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2274455.
7. THE EXISTING ACCESS TO SR2 DOES NOT COMPLY WITH CURRENT WSDOT OR CITY OF MONROE STANDARDS. NO CONSTRUCTION SHALL BE PERMITTED ON THE PLAT OR WITHIN THE STATE RIGHT-OF-WAY UNTIL THE GENERAL PERMIT FROM THE WSDOT HAS BEEN ISSUED. NO BUILDING PERMITS WILL BE ISSUED UNTIL ACCESS IMPROVEMENTS HAVE BEEN COMPLETED.
8. AS OF THE DATE THIS SHORT SUBDIVISION IS RECORDED, NEITHER DOMESTIC WATER SERVICE NOR SANITARY SEWER SERVICE FROM THE CITY OF MONROE IS AVAILABLE TO SERVE ANY OF THE LOTS WITHIN THIS SHORT SUBDIVISION. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY LOT CREATED BY THIS SHORT SUBDIVISION, DOMESTIC WATER SERVICE MUST BE EXTENDED TO SUCH LOT AT THE LOT OWNER'S SOLE COST AND EXPENSE OR THE LOT OWNER MUST OBTAIN APPROVAL FROM THE SNOHOMISH HEALTH DISTRICT FOR WATER SERVICE TO BE PROVIDED BY A DOMESTIC WELL TO BE CONSTRUCTED AT THE LOT OWNER'S SOLE COST AND EXPENSE. ALSO, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY LOT CREATED BY THIS SHORT PLAT, SANITARY SEWER SERVICE MUST BE EXTENDED TO THE LOT AT THE LOT OWNER'S SOLE COST AND EXPENSE OR THE LOT OWNER MUST OBTAIN APPROVAL FROM THE SNOHOMISH HEALTH DISTRICT FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM TO BE CONSTRUCTED AT THE LOT OWNER'S SOLE COST AND EXPENSE. THE CITY OF MONROE HAS NOT, EXPRESSLY OR IMPLICITLY, MADE A DETERMINATION AS TO THE SUITABILITY OF ANY OF THE LOTS WITHIN THIS SHORT SUBDIVISION FOR ANY DOMESTIC WELL SERVICE OR ON-SITE SEWAGE DISPOSAL SYSTEMS AND THE LOTS WITHIN THIS SHORT SUBDIVISION MAY NOT BE DEVELOPED UNLESS AND UNTIL APPROVAL OF SUCH SYSTEMS IS OBTAINED FROM THE SNOHOMISH HEALTH DISTRICT OR DOMESTIC WATER SERVICE AND SANITARY SEWER SERVICE IS EXTENDED FROM THE CITY OF MONROE'S UTILITY SYSTEM.
9. THE EXISTING ACCESS TO SR2 WILL BE REMOVED WHEN THE NORTH MONROE INTERCHANGE IS CONSTRUCTED. ALTERNATIVE ACCESS WILL NOT BE PROVIDED BY THE CITY OF MONROE.

EASEMENT

ALL LOTS WITHIN THIS SHORT PLAT AND LOT 1 OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT 199003 HAVE RIGHTS TO ACCESS AND TO INSTALL UTILITIES WITHIN THE 90' ACCESS AND UTILITY EASEMENT AND WILL SHARE THE COSTS OF MAINTENANCE OF ANY SHARED UTILITIES AND ACCESS IMPROVEMENTS IN A PRO RATA PORTION.

DETERMINATION

ON THE BASIS OF THE REPRESENTATIONS HEREBY SUBMITTED, THE CITY PLANNER HAS APPROVED THIS SHORT PLAT (SP 199005) UNDER THE PROVISIONS OF CHAPTER 17 AND 21 CITY OF MONROE'S MUNICIPAL CODE.

DATE

APPROVED BY DIRECTOR OF COMMUNITY DEVELOPMENT,
CITY OF MONROE

Mead Gilman & Assoc.
PROFESSIONAL LAND SURVEYORS

P.O. BOX 289, WOODINVILLE, WA 98072 (425) 486-1252

DRAWN BY: DEB	DATE: 04-30-03	JOB NO.: 02203
	CHKD BY: TG	SHEET: 1 OF 3

CITY OF MONROE
RECEIVED

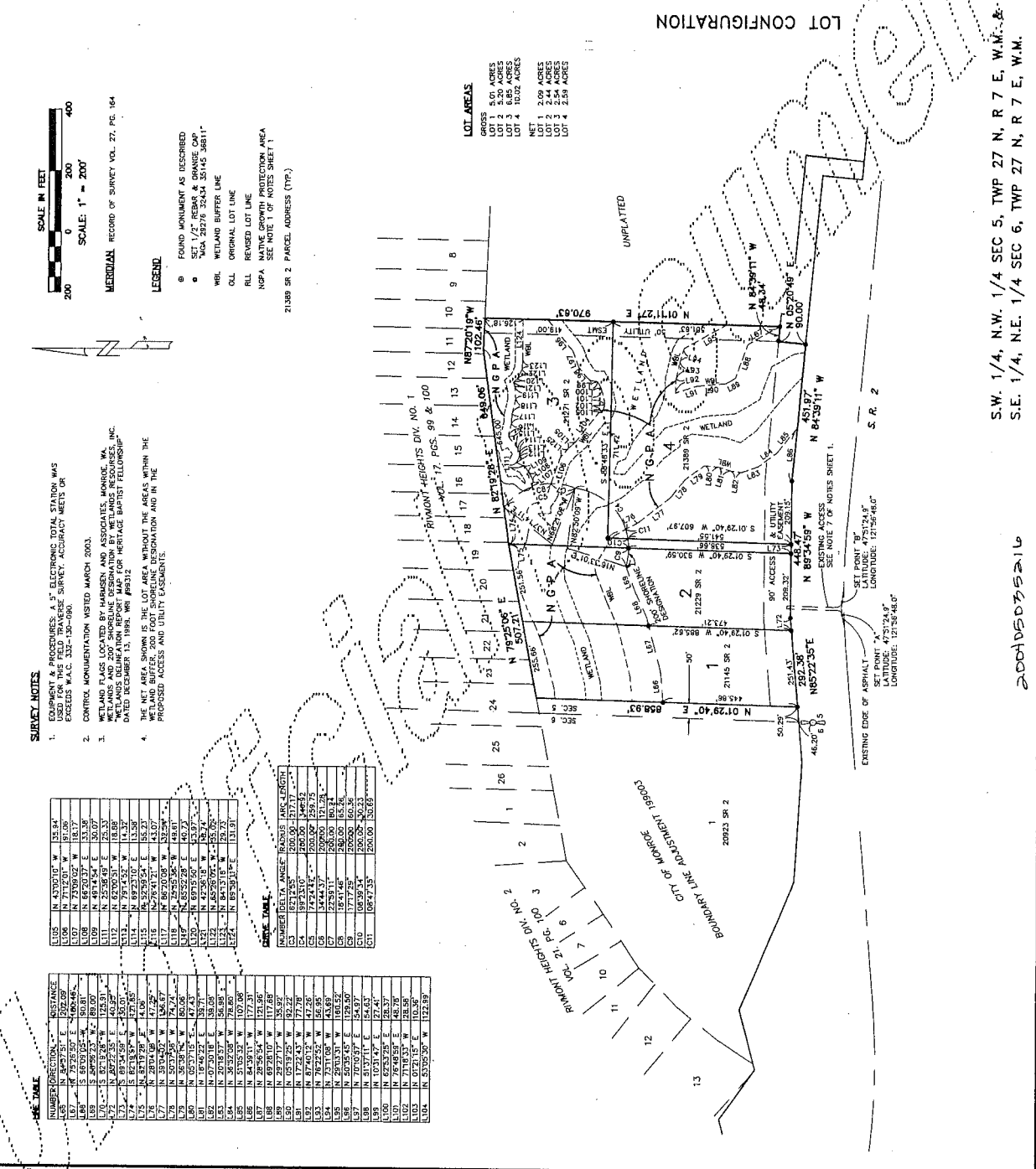
SEP 21 2010

COMMUNITY DEVELOPMENT

TAGE CHURCH
PLAT 199005

BAPTIST CHURCH, MONROE, WA

Wood Sullivan & Assoc. PROFESSIONAL LAND SURVEYORS P.O. BOX 289, WOODVILLE, WA 98072 (425) 486-1252		CLIENT: HERITAGE BAPTIST CHURCH, MONROE, WA PROJECT: HERITAGE BAPTIST CHURCH SHORT PLAT 199005	SHEET 3 of 3 S.W. 1/4, N.W. 1/4 SEC 5, TWP 27 N, R 7 E, W.M. & S.E. 1/4, N.E. 1/4 SEC 6, TWP 27 N, R 7 E, W.M.
DRAWN BY: DEB CHECKED BY: TC DATE: 04-30-03 SCALE: 1" = 200' JOB NO.: 02203 SHEET: 3 of 3			



SURVEY NOTES

- EQUIPMENT & PROCEDURES: A 3" ELECTRONIC TOTAL STATION WAS USED FOR THE FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS N.E.C. 301-100-080.
- CONTROL MONUMENTATION VISTED MARCH 2003.
- WETLAND PLATS LOCATED BY HARKEN AND ASSOCIATES, MONROE, WA. WETLAND Delineation Report Map for HERITAGE BAPTIST CHURCH, DATED DECEMBER 13, 1999, WBS #98312.
- THE NET AREA SHOWN IS THE LOT AREA WITHOUT THE AREAS WITHIN THE WETLAND BUFFER, 200 FOOT SHORELINE DESIGNATION AND IN THE PROPOSED ACCESS AND UTILITY LOCATIONS.

WETLAND BUFFER

LINE	BEARING	DISTANCE
L105	N 43°00'00" E	15.84'
L106	N 71°12'00" W	81.86'
L107	N 72°00'00" W	18.17'
L108	N 82°00'00" W	33.39'
L109	N 82°00'00" W	33.39'
L110	N 25°58'49" E	25.33'
L111	N 62°00'00" W	18.88'
L112	N 62°00'00" W	18.88'
L113	N 79°42'00" W	13.30'
L114	N 62°00'00" W	18.88'
L115	N 62°00'00" W	18.88'
L116	N 62°00'00" W	18.88'
L117	N 62°00'00" W	18.88'
L118	N 62°00'00" W	18.88'
L119	N 62°00'00" W	18.88'
L120	N 62°00'00" W	18.88'
L121	N 62°00'00" W	18.88'
L122	N 62°00'00" W	18.88'
L123	N 62°00'00" W	18.88'
L124	N 62°00'00" W	18.88'
L125	N 62°00'00" W	18.88'
L126	N 62°00'00" W	18.88'
L127	N 62°00'00" W	18.88'
L128	N 62°00'00" W	18.88'
L129	N 62°00'00" W	18.88'
L130	N 62°00'00" W	18.88'
L131	N 62°00'00" W	18.88'
L132	N 62°00'00" W	18.88'
L133	N 62°00'00" W	18.88'
L134	N 62°00'00" W	18.88'
L135	N 62°00'00" W	18.88'
L136	N 62°00'00" W	18.88'
L137	N 62°00'00" W	18.88'
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L148	N 62°00'00" W	18.88'
L149	N 62°00'00" W	18.88'
L150	N 62°00'00" W	18.88'
L151	N 62°00'00" W	18.88'
L152	N 62°00'00" W	18.88'
L153	N 62°00'00" W	18.88'
L154	N 62°00'00" W	18.88'
L155	N 62°00'00" W	18.88'
L156	N 62°00'00" W	18.88'
L157	N 62°00'00" W	18.88'
L158	N 62°00'00" W	18.88'
L159	N 62°00'00" W	18.88'
L160	N 62°00'00" W	18.88'
L161	N 62°00'00" W	18.88'
L162	N 62°00'00" W	18.88'
L163	N 62°00'00" W	18.88'
L164	N 62°00'00" W	18.88'
L165	N 62°00'00" W	18.88'
L166	N 62°00'00" W	18.88'
L167	N 62°00'00" W	18.88'
L168	N 62°00'00" W	18.88'
L169	N 62°00'00" W	18.88'
L170	N 62°00'00" W	18.88'
L171	N 62°00'00" W	18.88'
L172	N 62°00'00" W	18.88'
L173	N 62°00'00" W	18.88'
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L175	N 62°00'00" W	18.88'
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L181	N 62°00'00" W	18.88'
L182	N 62°00'00" W	18.88'
L183	N 62°00'00" W	18.88'
L184	N 62°00'00" W	18.88'
L185	N 62°00'00" W	18.88'
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L187	N 62°00'00" W	18.88'
L188	N 62°00'00" W	18.88'
L189	N 62°00'00" W	18.88'
L190	N 62°00'00" W	18.88'
L191	N 62°00'00" W	18.88'
L192	N 62°00'00" W	18.88'
L193	N 62°00'00" W	18.88'
L194	N 62°00'00" W	18.88'
L195	N 62°00'00" W	18.88'
L196	N 62°00'00" W	18.88'
L197	N 62°00'00" W	18.88'
L198	N 62°00'00" W	18.88'
L199	N 62°00'00" W	18.88'
L200	N 62°00'00" W	18.88'

LOT AREAS

LOT	AREA (ACRES)
LOT 1	2.01
LOT 2	2.01
LOT 3	2.01
LOT 4	2.01
LOT 5	2.01
LOT 6	2.01
LOT 7	2.01
LOT 8	2.01
LOT 9	2.01
LOT 10	2.01
LOT 11	2.01
LOT 12	2.01
LOT 13	2.01
LOT 14	2.01
LOT 15	2.01
LOT 16	2.01
LOT 17	2.01
LOT 18	2.01
LOT 19	2.01
LOT 20	2.01
LOT 21	2.01
LOT 22	2.01
LOT 23	2.01
LOT 24	2.01
LOT 25	2.01
LOT 26	2.01
LOT 27	2.01
LOT 28	2.01
LOT 29	2.01
LOT 30	2.01
LOT 31	2.01
LOT 32	2.01
LOT 33	2.01
LOT 34	2.01
LOT 35	2.01
LOT 36	2.01
LOT 37	2.01
LOT 38	2.01
LOT 39	2.01
LOT 40	2.01
LOT 41	2.01
LOT 42	2.01
LOT 43	2.01
LOT 44	2.01
LOT 45	2.01
LOT 46	2.01
LOT 47	2.01
LOT 48	2.01
LOT 49	2.01
LOT 50	2.01
LOT 51	2.01
LOT 52	2.01
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LOT 56	2.01
LOT 57	2.01
LOT 58	2.01
LOT 59	2.01
LOT 60	2.01
LOT 61	2.01
LOT 62	2.01
LOT 63	2.01
LOT 64	2.01
LOT 65	2.01
LOT 66	2.01
LOT 67	2.01
LOT 68	2.01
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LOT 89	2.01
LOT 90	2.01
LOT 91	2.01
LOT 92	2.01
LOT 93	2.01
LOT 94	2.01
LOT 95	2.01
LOT 96	2.01
LOT 97	2.01
LOT 98	2.01
LOT 99	2.01
LOT 100	2.01

CITY OF MONROE
 RECEIVED
 SEP 21 2010
 COMMUNITY DEVELOPMENT

Memo

To: Planning Commission
From: Russ Wright, Associate Planner
Date: September 27, 2010
Re: CPA2011A (CPA 2008C) Pre-docket Workshop 2 – North Area Community Plan

The Monroe City Council approved CPA2008C – the North Area Community Plan (NACP) update for review as part of the 2008 docket.

The purpose of the application was to evaluate the NACP and the Residential 4 (R4) zone to ensure the targeted density of four dwelling units per net acre is achievable. Another purpose of the amendment was to identify possible neighborhood commercial locations following Goal 4 of the NACP.

Due to project similarities, the Planning Commission began review of CPA2008C and CPA2008B Residential and Commercial Land Analysis (West Main Corridor) concurrently. As part of their review, the Planning Commission recommended the consideration of the Chain Lake Road corridor as another potential area for multifamily development or mixed-use development. Staff provided information about current development trends for the area, environmental conditions, and traffic patterns among other items.

The Planning Commission held a public meeting, at the Seventh Day Adventist Church on Chain Lake Road, on March 29, 2009 to receive public input on the future vision for the area. Residents were asked to comment on future density, commercial uses, and land uses along Chain Lake Road. Residents voiced varied-support for increasing density and general support for potential mixed-use or neighborhood commercial development. Residents also expressed concerns over traffic issues, the US-by-pass, and infrastructure.

In consideration of recent land use amendments and citizen comments, increased density may not be the most important focus for this project as it moves forward. Rather, verifying that the current zoning is meeting density goals and identifying areas and/or developing criteria for neighborhood level commercial development – goals of the original docket request – seem to be the primary topics for consideration, as the project goes forward.


Exhibits


Vicinity Map


City of Monroe

North Area Community Plan

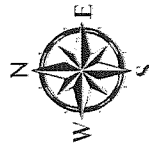
Boundaries & Features

 North Area Boundary

 Focus Area Boundary

 Chain Lake Road Focus Area

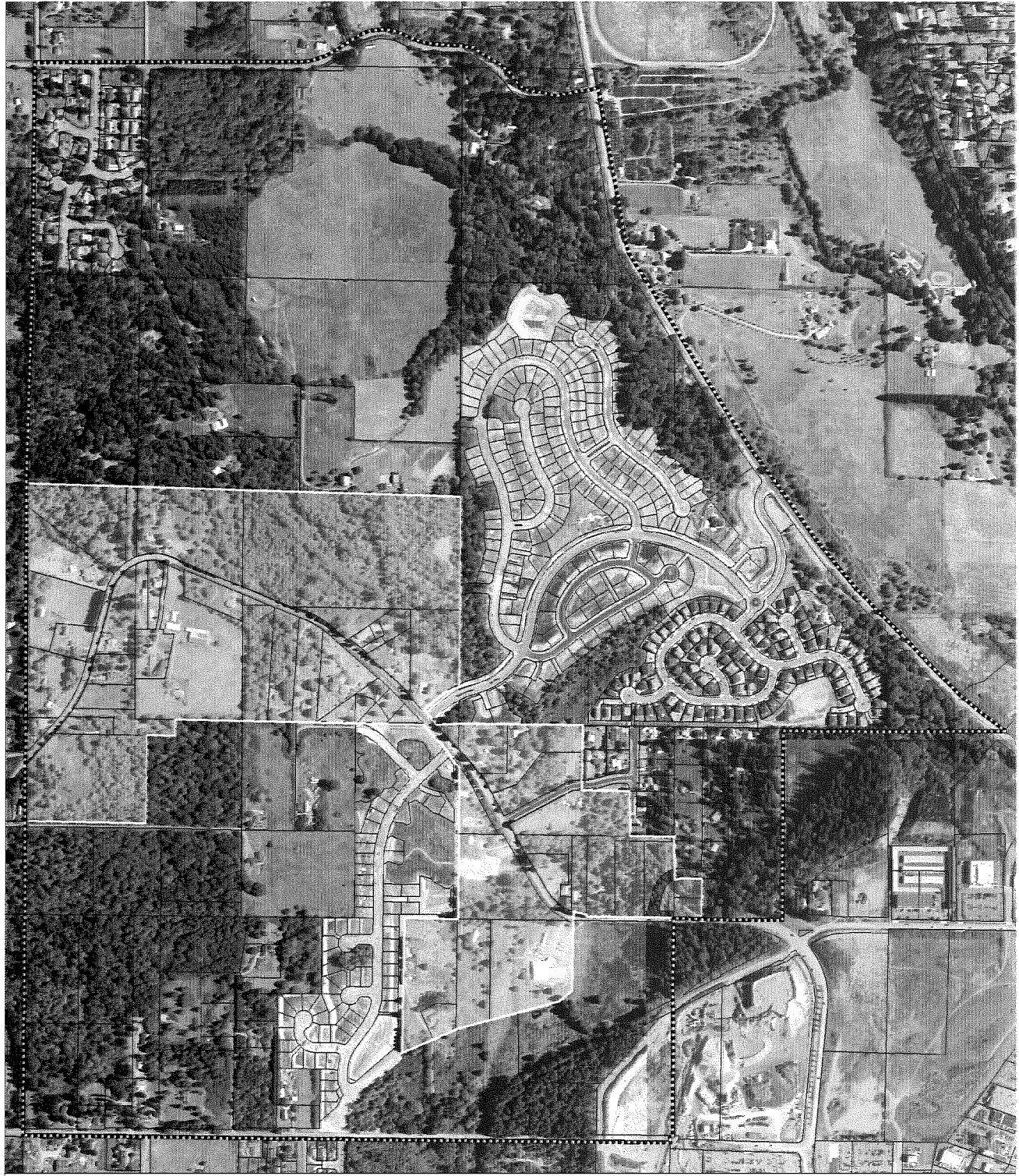
 Parcels



Not to Scale

Map data shown is the property of the City of Monroe & Snohomish County. Inaccuracies may exist & the City of Monroe & Snohomish County imply no warranties or guarantees regarding any aspect of data depiction. No real estate decisions are to be made using this map. Please contact the Community Development Department for verification.

Project: North Area Boundary
Created: 3-18-09
Author: B. Swanson



DE TABLE

NUMBER	DIRECTION	DISTANCE
L66	N 44°57'51" E	202.09'
L67	N 75°26'50" E	180.46'
L68	S 66°09'05" W	90.81'
L69	S 68°56'23" W	89.00'
L70	S 82°19'28" W	125.91'
L72	N 85°22'35" E	40.99'
L73	S 89°34'59" E	30.01'
L74	S 82°19'51" W	421.85'
L75	N 82°19'28" E	4.06'
L76	N 28°04'08" W	47.25'
L77	N 38°04'02" W	156.67'
L78	N 50°37'38" W	74.74'
L79	N 36°38'14" W	80.06'
L80	N 05°37'15" E	47.43'
L81	N 18°46'22" E	39.71'
L82	N 07°30'18" E	39.08'
L83	N 20°18'57" W	56.98'
L84	N 36°52'08" W	78.80'
L85	N 51°05'32" W	107.08'
L86	N 84°39'11" W	177.31'
L87	N 28°56'54" W	121.96'
L88	N 68°28'10" W	117.68'
L89	N 29°27'17" W	35.92'
L90	N 05°19'25" W	92.22'
L91	N 17°22'43" W	77.78'
L92	N 87°40'12" W	47.26'
L93	N 76°22'52" W	56.95'
L94	N 73°11'08" W	43.69'
L95	N 28°03'31" W	160.52'
L96	N 50°35'45" E	129.50'
L97	N 70°10'57" E	54.97'
L98	N 51°37'11" E	54.63'
L99	N 10°31'47" E	27.41'
L100	N 62°53'25" E	28.37'
L101	N 76°48'59" E	48.78'
L102	N 71°16'33" W	28.58'
L103	N 01°21'15" E	10.36'
L104	N 53°05'30" W	122.99'

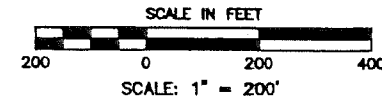
L105	N 43°00'10" W	35.94'
L106	N 71°12'01" W	91.06'
L107	N 73°09'02" W	18.17'
L108	N 66°20'37" E	33.38'
L109	N 49°14'54" E	30.07'
L111	N 25°38'49" E	25.33'
L112	N 62°00'51" W	18.68'
L113	N 79°14'52" W	14.32'
L114	N 69°23'10" E	13.58'
L115	N 52°59'54" E	55.23'
L116	N 76°41'21" W	43.07'
L117	N 86°20'08" W	32.54'
L118	N 25°55'36" W	49.61'
L119	N 85°52'28" E	40.73'
L120	N 69°15'50" E	43.97'
L121	N 42°36'18" W	18.74'
L122	N 65°26'02" W	35.02'
L123	N 84°13'18" W	29.73'
L124	N 89°58'11" E	131.91'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C3	62°12'55"	200.00'	217.17'
C4	99°23'10"	200.00'	346.92'
C5	74°24'47"	200.00'	259.75'
C6	34°44'37"	200.00'	121.28'
C7	22°59'11"	200.00'	80.24'
C8	18°41'46"	280.00'	65.26'
C9	17°17'29"	200.00'	60.36'
C10	08°39'34"	200.00'	30.23'
C11	08°47'35"	200.00'	30.69'

SURVEY NOTES

- EQUIPMENT & PROCEDURES: A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- CONTROL MONUMENTATION VISITED MARCH 2003.
- WETLAND FLAGS LOCATED BY HARMSEN AND ASSOCIATES, MONROE, WA. WETLANDS AND 200' SHORELINE DESIGNATION BY WETLANDS RESOURCES, INC. "WETLANDS DELINEATION REPORT MAP FOR HERITAGE BAPTIST FELLOWSHIP" DATED DECEMBER 13, 1999. WRI #99312
- THE NET AREA SHOWN IS THE LOT AREA WITHOUT THE AREAS WITHIN THE WETLAND BUFFER, 200 FOOT SHORELINE DESIGNATION AND IN THE PROPOSED ACCESS AND UTILITY EASEMENTS.



MERIDIAN RECORD OF SURVEY VOL. 27, PG. 164

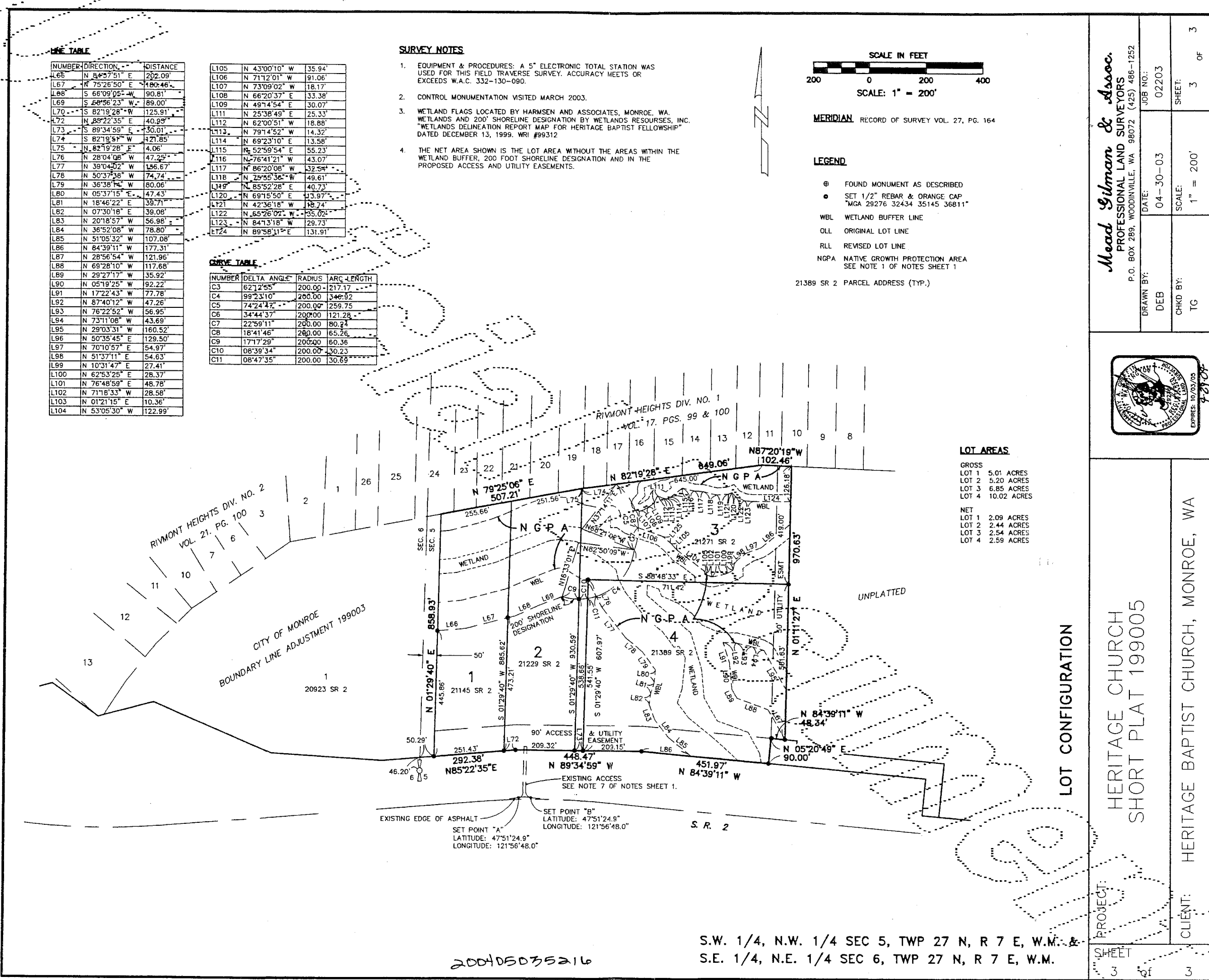
LEGEND

- ⊕ FOUND MONUMENT AS DESCRIBED
- SET 1/2" REBAR & ORANGE CAP MGA 29276 32434 35145 36811"
- WBL WETLAND BUFFER LINE
- OLL ORIGINAL LOT LINE
- RLL REVISED LOT LINE
- NGPA NATIVE GROWTH PROTECTION AREA SEE NOTE 1 OF NOTES SHEET 1

21389 SR 2 PARCEL ADDRESS (TYP.)

LOT AREAS

GROSS	
LOT 1	5.01 ACRES
LOT 2	5.20 ACRES
LOT 3	6.85 ACRES
LOT 4	10.02 ACRES
NET	
LOT 1	2.09 ACRES
LOT 2	2.44 ACRES
LOT 3	2.54 ACRES
LOT 4	2.59 ACRES



S.W. 1/4 of the N.W. 1/4 of Section 5, Township 27 North, Range 7 East, W.M. and
S.E. 1/4 of the N.E. 1/4 of Section 6, Township 27 North, Range 7 East, W.M.

LEGAL DESCRIPTION

PER STATUTORY WARRENTY DEED UNDER AUDITOR'S FILE No.
9809230329.

PARCEL "A"

THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 5, TOWNSHIP 27 NORTH, RANGE 7 EAST,
OF THE WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY,
WASHINGTON; EXCEPT PORTION CONVEYED TO STATE OF
WASHINGTON UNDER RECORDING NUMBERS 934495, 2274455
AND 2274456; ALSO EXCEPT THAT PORTION THEREOF LYING
WITHIN RIVMONT HEIGHTS DIV. No. 1, ACCORDING TO THE
PLAT RECORDED IN VOLUME 17 OF PLATS, AT PAGES 99 AND
100, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

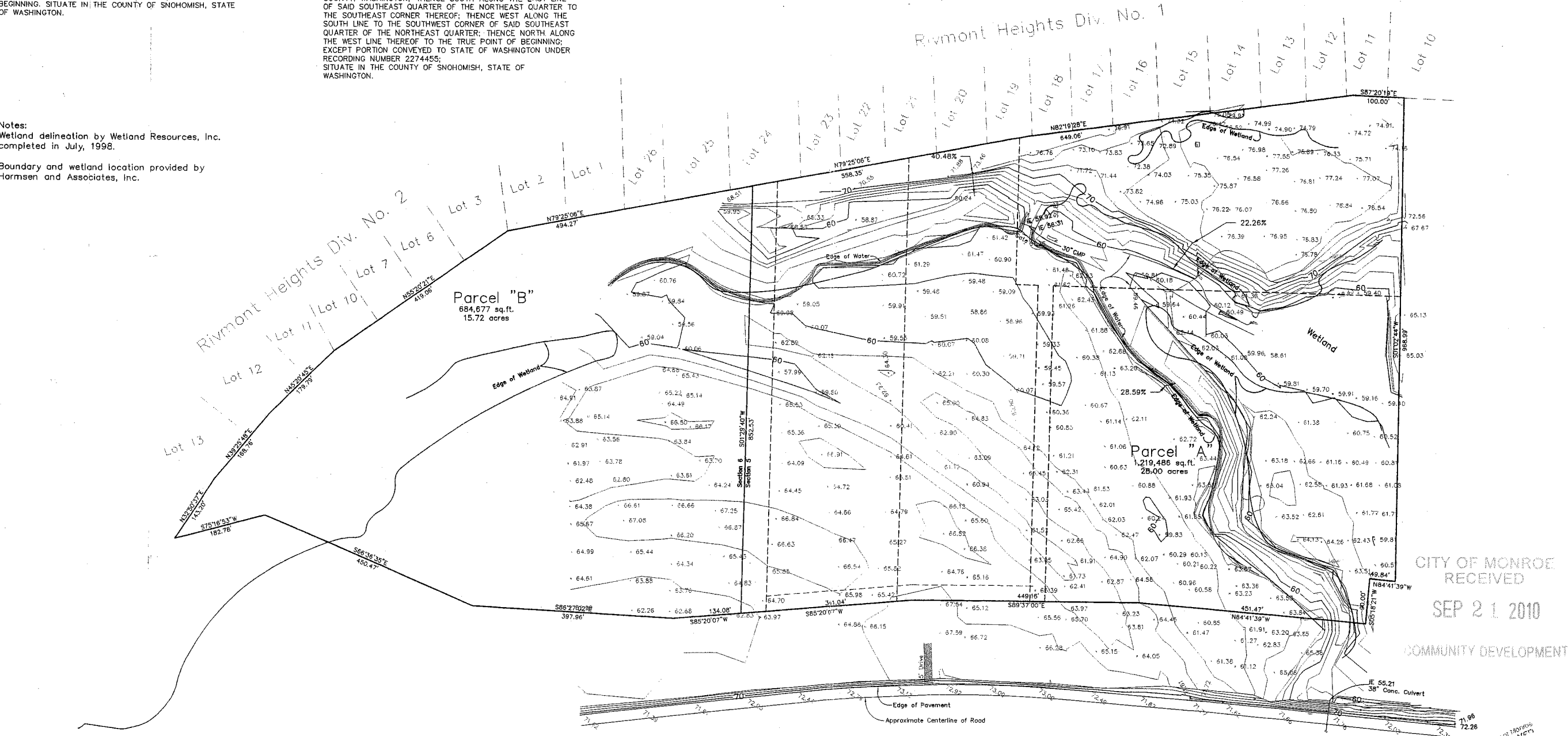
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER; THENCE EASTERLY
ALONG THE NORTH LINE TO A POINT WHICH IS 100 FEET
WESTERLY FROM THE NORTHEAST-CORNER THEREOF; THENCE
SOUTH 80°53'00" WEST, 649.06 FEET; THENCE SOUTH
77°58'38" WEST ALONG THE SOUTHERLY LINE OF SAID
PLAT 640 FEET, MORE OR LESS, TO THE WEST LINE OF SAID
SECTION 5; THENCE NORTHERLY ALONG WEST LINE OF
SECTION 5 FOR 245 FEET, MORE OR LESS, TO THE POINT OF
BEGINNING. SITUATE IN THE COUNTY OF SNOHOMISH, STATE
OF WASHINGTON.

PARCEL "B"
THAT PORTION OF THE SOUTHEAST-QUARTER OF THE
NORTHEAST-QUARTER OF SECTION 6, TOWNSHIP 27 NORTH,
RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN, IN
SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID
SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE THEREOF
772.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE
SOUTH 50°15'42" EAST, 216.29 FEET ALONG THE
SOUTHWESTERLY BOUNDARY OF LOT 13 OF RIVMONT HEIGHTS
DIVISION No. 2, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 21 OF PLATS, AT PAGE 100, IN
SNOHOMISH COUNTY, WASHINGTON, TO THE MOST SOUTHERLY
CORNER OF SAID PLAT; THENCE ALONG THE SOUTHEASTERLY
BOUNDARY OF RIVMONT HEIGHTS DIVISION No. 2,
NORTH 31°24'09" EAST, 161.75 FEET; THENCE
NORTH 37°59'20" EAST, 168.75 FEET; THENCE
NORTH 43°54'17" EAST, 179.79 FEET; THENCE
NORTH 53°53'53" EAST, 419.06 FEET; THENCE
NORTH 77°58'38" EAST TO A POINT ON THE EAST LINE OF
SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER BEING
ALSO ON THE SOUTHERLY BOUNDARY OF RIVMONT HEIGHTS
DIVISION No. 1, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 17 OF PLATS, AT PAGES 99 AND 100, IN SNOHOMISH
COUNTY, WASHINGTON; THENCE SOUTH ALONG THE EAST LINE
OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO
THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE
SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH ALONG
THE WEST LINE THEREOF TO THE TRUE POINT OF BEGINNING;
EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON UNDER
RECORDING NUMBER 2274455;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF
WASHINGTON.

Notes:
Wetland delineation by Wetland Resources, Inc.
completed in July, 1998.

Boundary and wetland location provided by
Hormsen and Associates, Inc.

- LEGEND
- | | |
|-----------------|-----------------------|
| POWER POLE | MONUMENT AS DESCRIBED |
| QUI WIRE | REBAR AND CAP |
| POWER VAULT | IRON PIPE |
| GAS METER | PK NAIL |
| BOLLARD | HEDGE |
| WATER VALVE | CEGAR |
| FIRE HYDRANT | DECIDUOUS TREE |
| WATER METER | FR |
| TELEPHONE MH | ALDER |
| TELEPHONE RISER | ROCKERY |
| CABLE BOX | CROSSWALK |
| LIGHT | STOP BAR |
| SIGNAL BOX | LAWN |
| MAIL BOX | GRAVEL |
| SIGN | CONCRETE |
| CATCH BASIN | CHAIN LINK FENCE |
| DRAIN MH | WIRE FENCE |
| SANITARY MH | WOOD FENCE |
| | PROPOSED LOT LINES |

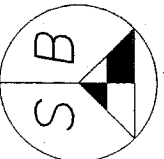


Stevens Pass Highway (SR-2)

LAND SURVEYING
PLANNING & PLATTING

31218 Pacific Highway South
Federal Way, Washington 98003
Phone (253) 941-1598, 927-8884

SADLER/
BARNARD
& ASSOC. INC.



Topographical Survey

PROJECT:

Heritage Baptist Fellowship
P.O. Box 1090, Monroe, WA. 98272

JOB NO. 99109
SCALE: 1" = 100'
DESIGNED: T.W.K.
DRAFTED: D.O.
CHECKED: D.O.
DATE: 5/25/99
SHEET 1 of 1

FILENAME: C:\NHC-99\NHC-99109.DWG. DWG. INCREMENTED MAY 27 1999 09:08:53
CREATED MAY 19 1999 09:49:12 PLOTTED MAY 27 1999 05:26:42

4-C